



An impressive detached property offering spacious, and flexible accommodation in a no-through lane, with a delightful rear garden in the pretty village of Finmere, which has easy access to commuter links.

Tucked away on Mere Lane a no-through road in Finmere this brick-built family home offers practical accommodation arranged over two floors.

The sitting room is particularly spacious, dual-aspect with French doors to the patio, an attractive brick surround fireplace with a wood-burner, and double doors to the dining room, it makes for the perfect room for entertaining.

The dining room boasts plenty of space for a large table and chairs, it also leads to the conservatory and terrace beyond.

The kitchen with views to the front has farmhouse style floor and eye-level units, a gas range cooker, integrated wine cooler, dishwasher, and space for an American style fridge/freezer.

Additionally, located on the ground floor there is a utility room, with access to the garage, and a cloakroom.

On the second floor there are 4/5 bedrooms, two with en-suite, and a large family bathroom.

The principal bedroom boasts not only an en-suite, but a lounge Suite/dressing room that could be re-configured to provide a 5th bedroom if required.

To the front of the property there is parking for several vehicles, and an oversized garage.

The rear garden is a fabulous feature of this lovely village home.

With a patio enjoying a south-westerly aspect to enjoy BBQ's and al-fresco dining, a generous terrace overlooking the very private garden, a Jacuzzi, and steps leading down to the lawn enclosed by mature shrubs and trees it really is the perfect spot to enjoy your summer evenings and weekends.

Situated on the Oxfordshire and Buckinghamshire borders, the sought after village of Finmere benefits from a church England school, a pub, a 14th Century church, a village hall which hosts a number of activities and a recreational ground, home to cricket and football clubs.

The historic market town of Buckingham is about four and half miles away and has a good selection of shops, pubs, restaurants, a leisure centre, and schooling including the renowned Royal Latin Grammar School and a number of primary and secondary schools.

There are a variety of local independent schools in the area including Stowe School, Thornton College,

and Akeley Wood School.

For those who commute, there are trains to London Marylebone from Bicester North and Bicester Village Station (approximately 8 miles away) and to London Euston from Milton Keynes.

There are easily accessible main road connections to the M1 and M40 motorways. M40 J9 Approx. 13 miles away, M1 J13 is approx. 22 miles away.





Accommodation Comprises:

Ground Floor - Sitting Room, Kitchen/Breakfast Room, Utility Room, Dining Room, Conservatory, W.C

First Floor - Principal Bedroom With Lounge Suite/Large Dressing Room and En-Suite Shower Room, Three Double Bedrooms, One With An En-Suite Shower Room, and A Family Bathroom.

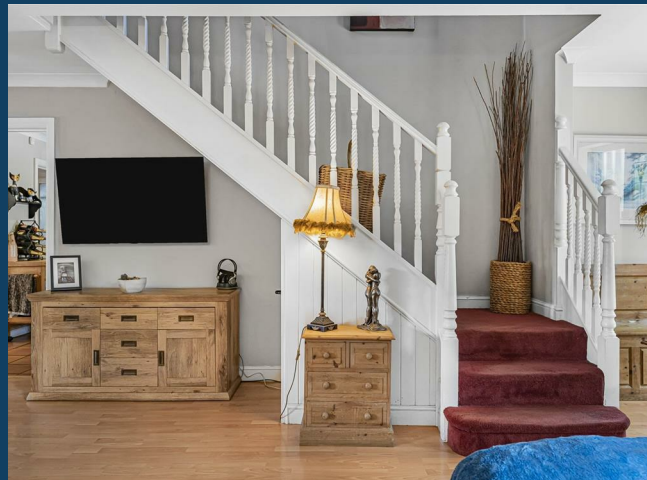
Outside - Driveway Parking, Garage, Gated Access To The Rear Garden, Large Rear Terrace, and Patio, Well Stocked Rear Garden.

Services - All Mains Services Are Connected, Gas Fired Central Heating

Local Authority - Cherwell District Council

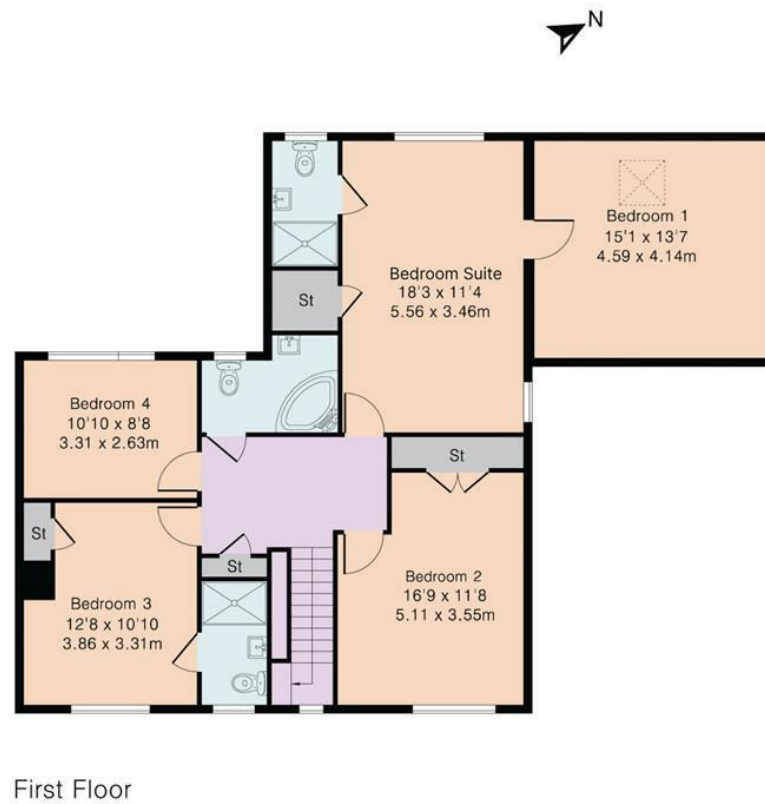
Council Tax Band - E

Agents Note - There Is A TPO On The Walnut Tree In The Garden.





Approximate Gross Internal Area 2526 sq ft – 235 sq m
 Ground Floor Area 1423 sq ft – 132 sq m
 First Floor Area 1103 sq ft – 103 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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